



MANGO PARK HOA INC
FINANCIAL REPORTS
April 30, 2019

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STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCE

REVENUE & EXPENSE - COMPARISON OF ACTUAL TO BUDGET

Presented by: Sunstate Association Management Group, Inc.

05/10/19

Mango Park Homeowners Association, Inc.
Statement of Assets, Liabilities, & Fund Balance
As of April 30, 2019

	Apr 30, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating Account	
Cadence Operating 9396	7,954.09
Total Operating Account	7,954.09
Reserve Account	
Cadence MM 8703	12,110.36
Total Reserve Account	12,110.36
Total Checking/Savings	20,064.45
Accounts Receivable	
Accounts Rec / Prepaid Assess	178.00
Total Accounts Receivable	178.00
Other Current Assets	
Undeposited Funds	284.00
Total Other Current Assets	284.00
Total Current Assets	20,526.45
TOTAL ASSETS	20,526.45
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	229.79
Total Accounts Payable	229.79
Other Current Liabilities	
Deferred Assessment Income	4,621.84
Total Other Current Liabilities	4,621.84
Total Current Liabilities	4,851.63
Total Liabilities	4,851.63
Equity	
Reserve	12,110.36
Operating Fund Balance	4,462.61
Retained Earnings	(3,208.13)
Net Income	2,309.98
Total Equity	15,674.82
TOTAL LIABILITIES & EQUITY	20,526.45

05/10/19

Mango Park Homeowners Association, Inc.
Revenue & Expense - Comparison Actual To Budget
April 2019

	<u>Apr 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Apr 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Ordinary Income/Expense							
Income							
Income							
Maintenance Fees	2,310.91	2,310.92	(0.01)	9,243.66	9,243.64	0.02	27,731.00
Reserve Fees	1,587.25	1,587.25	0.00	3,174.50	3,174.50	0.00	6,349.00
Late Fees	0.00	0.00	0.00	200.00	0.00	200.00	0.00
Reserve Interest Income	2.34	0.00	2.34	6.84	0.00	6.84	0.00
Total Income	<u>3,900.50</u>	<u>3,898.17</u>	<u>2.33</u>	<u>12,625.00</u>	<u>12,418.14</u>	<u>206.86</u>	<u>34,080.00</u>
Total Income	3,900.50	3,898.17	2.33	12,625.00	12,418.14	206.86	34,080.00
Expense							
Administration							
Ins/ OD/ FID/ Bond/ Cas/ Liab	0.00	175.83	(175.83)	0.00	703.36	(703.36)	2,110.00
Management	550.00	580.00	(30.00)	2,200.00	2,320.00	(120.00)	6,960.00
Office Expense	237.19	62.50	174.69	773.35	250.00	523.35	750.00
Professional Services	0.00	16.67	(16.67)	200.00	66.64	133.36	200.00
Social	0.00	20.83	(20.83)	25.00	83.36	(58.36)	250.00
State Annual Report	0.00	5.08	(5.08)	61.25	20.36	40.89	61.00
Total Administration	<u>787.19</u>	<u>860.91</u>	<u>(73.72)</u>	<u>3,259.60</u>	<u>3,443.72</u>	<u>(184.12)</u>	<u>10,331.00</u>
Grounds							
Annuals / Plants	0.00	62.50	(62.50)	0.00	250.00	(250.00)	750.00
Entry Sign/ Wall Maint/ Lights	0.00	133.33	(133.33)	0.00	533.36	(533.36)	1,600.00
Grounds Contract	590.00	590.00	0.00	2,360.00	2,360.00	0.00	7,080.00
Mulch	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
Property/Grounds R&M	60.00	125.00	(65.00)	60.00	500.00	(440.00)	1,500.00
Irrig R&M	0.00	41.67	(41.67)	92.66	166.64	(73.98)	500.00
Mailbox R&R	0.00	25.00	(25.00)	0.00	100.00	(100.00)	300.00
Water Management	121.00	208.33	(87.33)	484.00	833.36	(349.36)	2,500.00
Total Grounds	<u>771.00</u>	<u>1,227.50</u>	<u>(456.50)</u>	<u>2,996.66</u>	<u>4,910.00</u>	<u>(1,913.34)</u>	<u>14,730.00</u>
Utilities							
Electric- Lights (50334)	187.85	188.33	(0.48)	737.35	753.36	(16.01)	2,260.00
Electric - Pump (31712)	36.30	34.17	2.13	140.07	136.64	3.43	410.00
Total Utilities	<u>224.15</u>	<u>222.50</u>	<u>1.65</u>	<u>877.42</u>	<u>890.00</u>	<u>(12.58)</u>	<u>2,670.00</u>
Total Expense	<u>1,782.34</u>	<u>2,310.91</u>	<u>(528.57)</u>	<u>7,133.68</u>	<u>9,243.72</u>	<u>(2,110.04)</u>	<u>27,731.00</u>
Net Ordinary Income	2,118.16	1,587.26	530.90	5,491.32	3,174.42	2,316.90	6,349.00

05/10/19

Mango Park Homeowners Association, Inc.

Revenue & Expense - Comparison Actual To Budget

April 2019

	<u>Apr 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Apr 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Bud...</u>
Other Income/Expense							
Other Expense							
Reserve Interest Transfer	2.34	0.00	2.34	6.84	0.00	6.84	0.00
Transfer to Reserve	1,587.25	1,587.25	0.00	3,174.50	3,174.50	0.00	6,349.00
Total Other Expense	<u>1,589.59</u>	<u>1,587.25</u>	<u>2.34</u>	<u>3,181.34</u>	<u>3,174.50</u>	<u>6.84</u>	<u>6,349.00</u>
Net Other Income	<u>(1,589.59)</u>	<u>(1,587.25)</u>	<u>(2.34)</u>	<u>(3,181.34)</u>	<u>(3,174.50)</u>	<u>(6.84)</u>	<u>(6,349.00)</u>
Net Income	<u><u>528.57</u></u>	<u><u>0.01</u></u>	<u><u>528.56</u></u>	<u><u>2,309.98</u></u>	<u><u>(0.08)</u></u>	<u><u>2,310.06</u></u>	<u><u>0.00</u></u>